



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 12, 2010

SUBJECT: Design Overlay Review No. 1339-09  
Variance No. 507-09

APPLICANT: Doug Maupin  
2531 W. 237th Street, Suite 124  
Torrance, CA 90505

REQUEST: To reauthorize the construction of seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone.

PROPERTY INVOLVED: 628-640 E. Lincoln Street and 24007 S. Broad Street

---

#### COMMISSION ACTION

\_\_\_\_ Concurred with staff

\_\_\_\_ Did not concur with staff

\_\_\_\_ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

***Item No. 11D***

## **I. Introduction**

On September 17, 2007, the Planning Commission approved Design Overlay Review (DOR) No. 1001-07 and Variance (VAR) No. 500-07 to construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, vacant, 25-foot wide lots at 628-640 E. Lincoln Street and 24007 S. Broad Street. Due to financial hardships and a change in the market conditions, the applicant, Doug Maupin, was unable to utilize the entitlements prior to expiration. The current application for DOR No. 1339-09 and VAR No. 507-09 is for the same project that was approved by the Planning Commission in 2007.

## **II. Background**

On September 17, 2007, the Planning Commission approved the following discretionary permits (Exhibit No. 3 and Exhibit No. 4):

- Design Overlay Review No. 1001-07 – To construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots;
- Variance No. 500-07 – Request to deviate from Section 9126.24 of the Carson Municipal Code (CMC) which requires a six-foot-wide side yard setback on the street side of a 25-foot-wide corner lot. The variance request is to reduce the side yard setback to three (3) feet.

In September 2008, the applicant applied for an extension of time because of the struggling housing market and the difficulty in securing construction loans. The Planning Commission granted an extension of time until September 17, 2009. Subsequently, the approvals expired because no building permits were issued for the project due to a lack of improvement in the housing market.

The current application is for the same project as the 2007 proposal. Recognizing positive developments in the housing and security markets, the applicant wishes to pursue the project and is requesting that the Planning Commission once again grant approval.

## **III. Analysis and Findings**

The project design and proposed use has not changed from the originally approved plans. Therefore, the same findings can be made. Planning Commission Resolution No. 07-2175 has been included for your reference.

## **IV. Environmental Review**

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA), the urban infill construction of the seven new homes on 25-foot wide lots is categorically exempt.

## **V. Recommendation**

That the Planning Commission:

- **APPROVE** the Categorical Exemption;



- **APPROVE** Design Overlay Review No. 1339-09 and Variance No. 507-09, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and,
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the City of Carson approving Design Review No. 1339-09 and Variance No. 507-09 for construction of seven new single-family homes on seven separate 25-foot wide lots located in the RS (Residential, Single-family) located at 628-640 E. Lincoln Street and 24007 S. Broad Street."


**VI. Exhibits**

1. Land-Use Map
2. Draft Resolution
3. Planning Commission Staff Report Dated September 17, 2007 (without exhibits)
4. Planning Commission Minutes Dated September 17, 2007
5. Planning Commission Resolution No. 07-2175
6. Development Plans

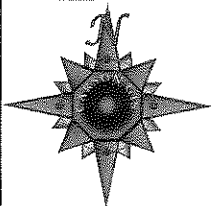
**Prepared by:**

  
Steven Newberg, AICP, Associate Planner

**Reviewed and Approved by:**

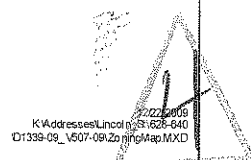
  
Sheri Repp-Loadsman, Planning Officer

SN: d133909, v50709p



City of Carson  
 500 Foot Radius Map  
 628-640 E Lincoln St and 24007 Broad St

Exhibit 1



K:\Address\Lincoln St\628-640  
 01339-09\_V507-09.ZoningMap.MXD

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1001-07 FOR THE CONSTRUCTION OF SEVEN 2-STORY, 1,839 SQUARE-FOOT, SINGLE-FAMILY HOMES ON SEVEN ADJACENT 25-FOOT WIDE LOTS LOCATED AT 628-638 LINCOLN STREET AND 24007 BROAD STREET, AND VARIANCE NO. 500-07 TO ALLOW FOR LESS THAN THE REQUIRED SIDE YARD SETBACK FOR 24007 BROAD STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Doug Maupin, with respect to real property located at 628-638 Lincoln Street and 24007 Broad Street, and described in Exhibit "A" attached hereto, requesting the approval to reauthorize the construction of seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on January 12, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

On September 17, 2007, the Planning Commission approved Resolution No. 07-2162 authorizing the construction of seven, single-family homes, on seven separate, 25-foot wide RS (Residential, Single-family) zoned lots. On November 14, 2008, the Planning Commission approved a time extension to extend the proposal to September 17, 2009. The approved permits were declared null and void pursuant to Condition No. 1 of Resolution No. 07-2162 as no action was taken on the project prior to the expiration date. In September 2009, the applicant applied for new discretionary permits to reauthorize the project.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a. The proposed single-family residences are consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Low Density (1-8 units max.) and are zoned RS (Residential, Single-Family);
- b. The proposed project is for a seven new, two-story, 1,839 square-foot, single-family residences located on seven adjacent, 25-wide lots in an area consisting of predominately two-story, single-family residences. The project is consistent with newer two-story single-family residences in the neighborhood and meets the City's design and development standards;
- c. The local streets will be able to accommodate the traffic generated by this project. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence will not exceed the



maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto Lincoln Street;

- d. The proposed project is for seven single-family residences and will not require signage other than for the address identification of each house. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product;
- e. Special circumstances are applicable to the property, in terms of the width and size of the subject lot. The subject lot will not have the required street-facing side yard setback, if approved. The difficulties of constructing on the very narrow lot would make the proposed construction impossible as the house could only be 16-feet wide if code compliance was strictly enforced and the side yard setback of 6-feet was required;
- f. The strict application of the zoning code will deprive this property of certain privileges enjoyed by other property in the vicinity. The reduced side yard setback along Broad Street, as proposed, will allow construction on an otherwise vacant lot; and
- g. The proposed project meets all applicable design standards and guidelines of the Municipal Code.

**Section 4.** The Planning Commission further finds that reauthorizing the previously approved development will not have a significant effect on the environment. The proposed uses do not significantly alter the predominately residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15332, In-fill Development

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1339-09 and Variance No. 509-09, with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 12<sup>th</sup> DAY OF JANUARY, 2010.**

---

**CHAIRMAN**

**ATTEST:**

---

**SECRETARY**



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**DESIGN OVERLAY REVIEW NO. 1339-09; VARIANCE NO. 507-09**

**Property Address:** 628-638 E. Lincoln Street and 24007 Broad Street

The land is situated in the County of Los Angeles, State of California and is described as follows:

Lots 19, 20, 21, 22, 23, 24, and 25 of the Factory Tract, in the City of Carson, County of Los Angeles, State of California, as per Map recorded in Book 23, Pages 18 and 19, inclusive of Maps, in the Office of the County Recorder of said County.





**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1339-09 AND VARIANCE NO. 507-09**

**GENERAL CONDITIONS**

1. If Design Overlay Review No. 1339-09 and Variance No. 507-09 are not used within one year of their effective dates, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.





8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
10. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1339-09 and Variance No. 507-09. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### PARKING

11. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
12. No designated garage shall be converted to other use(s) without approval by the Planning Division.

#### AESTHETICS

13. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest to the satisfaction of the Planning Division.
14. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
15. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for



review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

#### FENCES/WALLS

16. Existing and proposed retaining walls, if any, shall be permitted, repaired and constructed, subject to inspection and approval, pursuant to all applicable Los Angeles County Building and Safety Department Standards.
17. Where appropriate, as deemed by the Planning Division, a six-foot high, concrete-masonry unit wall shall be erected on the perimeter of the subject property, beyond the front yard setback area and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
18. All fences and walls shall be placed on or within the subject property boundaries, as described in a legally devised survey conducted by a professional land surveyor licensed by the State of California.

#### LIGHTING

19. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9127.1 of the Zoning Ordinance.

#### CITY OF CARSON - ENGINEERING DIVISION

20. Dedicate right-of-way 30-ft from centerline along the development frontage along Lincoln Street. 10-ft of additional right-of-way is required beyond the existing right-of way line. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office.
21. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
22. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
23. Repair any broken or raised or missing sidewalk, curb and gutter along Broad Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
24. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 28 feet.



25. Remove unused driveway approach if any, and replace it with full height curb, gutter, and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
26. Construct a wheelchair ramp at the corner of Lincoln Street and Broad Street per City of Carson Standard, in compliance with ADA requirements.
27. All new overhead utility lines, along Lincoln Street and along Broad Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
28. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Plant parkway grass along Lincoln Street to the satisfaction of the City Engineer.
29. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on Lincoln Street.
30. Paint Curbs Red along Lincoln Street and along Broad Street , within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
31. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
32. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
33. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
34. A construction permit is required for any work to be done in the public right-of-way.
35. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
36. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
37. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.



38. Prior to issuance of Building Permit, the following must be on file:
- a. Construction bond as required for all work to be done within the public right of way.
  - b. Proof of Worker's Compensation and Liability Insurance.
39. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.





## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 17, 2007

SUBJECT: Design Overlay Review No. 1001-07, Variance No. 500-07

APPLICANT: Doug Maupin  
2531 W. 237<sup>th</sup> Street, Suite 124  
Torrance, CA 90505

REQUEST: To construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone. The Variance request is to permit less than the required side yard setback for the easternmost property (Carson Municipal Code Section 9126.24).

PROPERTIES INVOLVED: 628-638 E. Realty Street, 24007 Broad Street

#### COMMISSION ACTION

☒ Concurred with staff

☐ Did not concur with staff

☐ Other

Commissioner Cannon moved, seconded by Commissioner Verrett, to concur with staff recommendation, thus adopting Resolution No. 07-2162. Motion carried (absent Chairman Faletogo).

AYE	NO		AYE	NO	
Absent		Chairman Faletogo	✓		Graber
✓		Vice-Chair Hudson	✓		Saenz
✓		Cannon	✓		Verrett

## I. Introduction

### *Date Application Received*

- April 25, 2004: Design Overlay Review No. 1001-07; August 1, 2007: Variance No. 500-07

### *Applicant/ Property Owner*

- Doug Maupin, 2531 W. 237<sup>th</sup> Street, No. 124, Torrance, CA 90505

### *Project Addresses*

- 628-638 E. Realty Street, 24007 Broad Street

### *Project Description*

- To construct seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-Family) zone. A Variance from Section 9126.24 of the Carson Municipal Code (CMC) is requested for the corner house so that the eastern side yard setback along Broad Street may be permitted with less than the required 6-feet (20 per cent of lot width), when facing a public right-of-way.

## II. Background

### *Previous Uses of Property*

- On one of the lots there are three units built in 1959 that are existing non-conforming with respect to residential density. Only one house is allowed per lot on lots of this size in the RS zone. On the corner lot (24007 Broad Street), there is an existing industrial building constructed in 1952, with currently non-conforming front and side yard setbacks and use. The previous owner used this building to assemble bicycles, including welding and other light industrial processes which are not permitted in the RS zone. The other lots are vacant. The applicant intends to demolish all existing structures on the subject properties.

### *Previously Approved Discretionary Permits*

- None.

### *Public Safety Issues*

- There have been numerous past zoning code enforcement cases and sheriff's actions associated with the existing buildings and uses on the subject properties.

## III. Analysis

### *Location and Site Characteristics*

- The subject properties are comprised of seven, 25-foot wide by 125-foot deep lots (3,125 square-feet, or 0.07 acre), which are located on the south side of Lincoln Street, south of Sepulveda Boulevard, west of Broad Street, and east of Avalon Boulevard.



- The subject properties are within a residential, single-family neighborhood, consisting of like-sized lots and housing styles that are similar in size and shape to the proposed houses. There are light industrial developments to the east, across Broad Street.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject properties are zoned RS (Residential, Single-family) with all adjacent properties sharing the same zoning designation, except to the east across Broad Street which are zoned ML (Manufacturing, Light).
- The subject properties have a General Plan Land Use designation of Low Density Residential, which is consistent with the zoning designation for the above mentioned properties.
- The subject properties are within the Merged and Amended Redevelopment Project area.

#### *Project Details*

- Each house features a two-car garage at the front with access from Lincoln Street, and all floor plans are identical. The first floor has a living room, dining room, kitchen with a pantry, and one-half bath. The second floor houses a laundry room, den, and all three bedrooms, including the master suite with a walk-in-closet and master bath. The den could potentially be used as a fourth bedroom. A balcony which overlooks the front of the property is accessible from the den.
- All roofs are composed of composition shingles, with varying colors to complement the house and trim colors of each house.
- There are three main front elevation designs, which differ in roof lines, balcony styles, base trim (pre-cast brick and/or flagstone veneers), window trim (foam accents, shutters) and styles (rounded and square, sashes and sliders), colors ranging from off-white, beige, and brown, and garage door styles.
- There are a total of four driveways proposed for the project, with each taking access from Lincoln Street. The easternmost property at 24007 Broad Street will have its own driveway, and three groups of two houses will each have a shared driveway. Staff has consulted with the City Traffic Engineer, who deems this scheme safe and effective.
- The applicant is proposing to improve the corner with an ADA-compliant curb cut and ramp and offer an irrevocable dedication of front-yard area for future widening of Lincoln Street (see *Issues of Concern* for further information).
- The houses are designed such that the windows located on opposite-facing walls will not directly face one another.
- A 6-foot high concrete-masonry unit wall is proposed for the perimeter of the seven new homes. A white, vinyl fence is proposed for the property lines between the homes at a maximum height of six-feet beyond the front yard setback.





*Required Findings: Design Overlay Review No. 1001-07; Variance No. 500-07*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area;
- c. Convenience and safety of circulation for pedestrians and vehicles;
- d. Attractiveness, effectiveness and restraint in signing, graphics and color;
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative, except for (e), thus the Variance request. Details can be found in the attached Resolution.

*Issues of Concern/Proposed Condition/Change: Design Overlay Review No. 1001-07*

- Issue: Right-of-way dedication requirement. The Engineering Division requires that a 10-foot area along the north property line be dedicated to the City for future street-widening along Lincoln Street.
  - Mitigation: A condition of approval has been added to exhibit "B" of the attached resolution which states a requirement for street dedication recordation prior to the issuance of final occupancy for the proposed houses.

*Required Findings: Design Overlay Review No. 1001-07; Variance No. 500-07*

CMC Section 9172.22 states a variance "shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

All of the required findings pursuant to Section 9172.22, "Variance" can be made in the affirmative. Details can be found in the attached Resolution.



*Issues of Concern/Proposed Condition/Change: Variance No. 500-07*

- Issue: The proposed street-facing side yard setback for the easternmost property (24007 Broad Street) is three feet, which is three feet less than the required six-foot setback for side yards along a street (Section 9126.24 of the CMC).
  - Remediation: Staff believes special circumstances are applicable to the easternmost subject property, in terms of lot width. Staff supports the Variance request and recognizes the difficulties of constructing a very narrow house. Under strict code-compliance the house construction would be nearly impossible as only a 16-foot width could be obtained.

**IV. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15332, In-fill Development Projects, the proposed development of the new single-family residential homes on seven adjacent lots is deemed "Categorically Exempt".

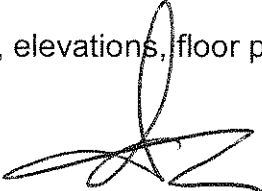
**V. Recommendation**

That the Planning Commission:

- **Approve** the Categorical Exemption;
- **Approve** Design Overlay Review No. 1001-07 and Variance No. 500-07;
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 1001-07 for the Construction of Seven 2-Story, 1,839 Square-Foot, Single-Family Homes on Seven Adjacent 25-Foot Wide Lots Located At 628-638 Lincoln Street and 24007 Broad Street, and Variance No. 500-07 to Allow for Less Than the Required Side Yard Setback for 24007 Broad Street."

**VI. Exhibits**

1. Draft Resolution for DOR No. 1001-07 and Variance No. 500-07
2. Land Use Map
3. Site plan, elevations, floor plans (under separate cover)

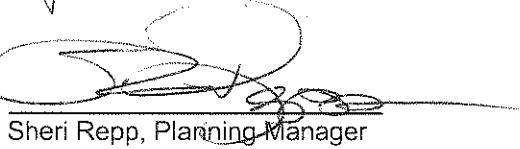
Prepared by:   
Steven Newberg, AICP, Associate Planner



**Reviewed by:**

  
John F. Signo, AICP, Senior Planner

**Approved by:**

  
Sheri Repp, Planning Manager

SN: srDOR1007-07, VAR500-07



**11. PUBLIC HEARING**

**B) Design Overlay Review No. 1001-07**

Applicant's Request:

The applicant, Doug Maupin, is requesting to construct seven new 2-story, 1,839-square-foot single-family homes on seven adjacent 25-foot wide lots within the RS (Residential, Single-Family) zone. The properties are located at 628-638 East Lincoln Street and 24007 Broad Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to Approve the Categorical Exemption; APPROVE Design Overlay Review No. 1001-07 and Variance No. 500-07; WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1001-07 for the construction of seven 2-Story, 1,839-square-foot, single-family homes on seven adjacent 25-foot wide lots located at 628-638 East Lincoln Street and 24007 Broad Street, and Variance No. 500-07 to allow for less than the required side yard setback for 24007 Broad Street."

Vice-Chair Hudson opened the public hearing.

Doug Maupin, applicant, noted his concurrence with the conditions of approval.

Vice-Chair Hudson closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Verrett, to concur with staff recommendation, thus adopting Resolution No. 07-2162. Motion carried (absent Chairman Faletogo).

**11. PUBLIC HEARING**

**C) Design Overlay Review No. 1005-07**

Applicant's Request:

The applicant, Jose Correa, is requesting to approve a 2-story addition to an existing single-family dwelling located within the RS (Residential, Single-Family) zoned district. The subject property is located at 21320 South Perry Avenue.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1005-07, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1005-07 for a two-story addition to an existing single-family dwelling located at 21320 South Perry Street."

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 07-2162**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1001-07 FOR THE CONSTRUCTION OF SEVEN 2-STORY, 1,839 SQUARE-FOOT, SINGLE-FAMILY HOMES ON SEVEN ADJACENT 25-FOOT WIDE LOTS LOCATED AT 628-638 LINCOLN STREET AND 24007 BROAD STREET, AND VARIANCE NO. 500-07 TO ALLOW FOR LESS THAN THE REQUIRED SIDE YARD SETBACK FOR 24007 BROAD STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Doug Maupin, with respect to real property located at 628-638 Lincoln Street and 24007 Broad Street, and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review and Variance request to construct seven, 1,839 square-foot, two-story single-family residences on seven contiguous 25-foot wide lots in the RS (Residential, Single-family) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on September 17, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a) The proposed single-family residences are consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Low Density (1-8 units max.) and are zoned RS (Residential, Single-Family);
- b) The proposed project is for a seven new, two-story, 1,839 square-foot, single-family residences located on seven adjacent, 25-wide lots in an area consisting of predominately two-story, single-family residences. The project is consistent with newer two-story single-family residences in the neighborhood and meets the City's design and development standards;
- c) The local streets will be able to accommodate the traffic generated by this project. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence will not exceed the maximum Code requirement of 42 inches in height, which will allow visibility for motorists backing onto Lincoln Street;
- d) The proposed project is for seven single-family residences and will not require signage other than for the address identification of each house. The colors and materials proposed for the house are attractive and effective in portraying an aesthetically pleasing product;



- e) Special circumstances are applicable to the property, in terms of the width and size of the subject lot. The subject lot will not have the required street-facing side yard setback, if approved. The difficulties of constructing on the very narrow lot would make the proposed construction impossible as the house could only be 16-feet wide if code compliance was strictly enforced and the side yard setback of 6-feet was required;
- f) The strict application of the zoning code will deprive this property of certain privileges enjoyed by other property in the vicinity. The reduced side yard setback along Broad Street, as proposed, will allow construction on an otherwise vacant lot; and,
- g) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed Design Overlay Review and Variance request will not have a significant effect on the environment. The proposed use will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under CEQA, Section 15303(a).

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Variance No. 500-07 and Design Overlay Review No. 1001-07, with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 17<sup>th</sup> DAY OF SEPTEMBER, 2007.**

  
CHAIRMAN

**ATTEST:**

  
SECRETARY